156.0	0001	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	994,100	/	994,100
USE VALUE:	994,100	/	994,100
ASSESSED:	994,100	/	994,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
214		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BIHARI JONATHAN & KATHLEEN
Owner 2:	
Owner 3:	
Street 1:	214 WACHUSETT AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RJJJ LLC -
Owner 2:	-
Street 1:	10 DRAPER ST #10
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains 8,317 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 1761 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8317.000	524,300	1,100	468,700	994,100
Total Card	0.191	524,300	1,100	468,700	994,100
Total Parcel	0.191	524,300	1,100	468,700	994,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 564.51 | /Parcel: 564.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	GIS Ref	GIS Ref	Insp Date
103550			06/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 156.0-0001-0005.0

!12196!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	524,500	1100	8,317.	468,700	994,300	994,300	Year End Roll	12/18/2019
2019	101	FV	399,400	1100	8,317.	468,700	869,200	869,200	Year End Roll	1/3/2019
2018	101	FV	399,400	0	8,317.	395,000	794,400	794,400	Year End Roll	12/20/2017
2017	101	FV	330,100	0	8,317.	361,500	691,600	691,600	Year End Roll	1/3/2017
2016	101	FV	205,600	0	8,317.	308,000	513,600	513,600	Year End	1/4/2016
2015	101	FV	193,800	0	8,317.	267,800	461,600	461,600	Year End Roll	12/11/2014
2014	101	FV	193,800	0	8,317.	247,700	441,500	441,500	Year End Roll	12/16/2013
2013	101	FV	193,800	0	8,317.	235,700	429,500	429,500		12/13/2012

PRINT

Date	Time
12/11/20	02:18:15

LAST REV

Date	Time
07/24/18	14:00:10

apro

USER DEFINED

Prior Id # 1:	103550
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12196

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RJJJ LLC,	68115-255		9/29/2016		1,100,000	No	No		
DIEHL CHARLES H	66952-375		3/18/2016	Change>Sale	615,000	No	No		
	11866-715		7/9/1970		29,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/11/2018	34	Solar Pa	37,975	C				
5/19/2016	639	Heat App	10,000					Warm air furnace w
4/4/2016	379	Addition	160,000					garage addition wi
4/24/2015	394	Re-Roof	9,200		4/24/2015			Strip and re-roof.
8/21/1992	388	Manual	1,900					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2018	MEAS&NOTICE	BS	Barbara S
3/8/2017	SQ Returned	EMK	Ellen K
7/11/2016	Permit Visit	DGM	D Mann
10/15/2008	Meas/Inspect	189	PATRIOT
2/1/2000	Inspected	276	PATRIOT
11/24/1999	Measured	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8317		Sq. Ft.	Site		0	70.	0.80	7									468,657						468,700	

Total AC/HA:	0.19093	Total SF/SM:	8317	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	468,657	Spl Credit		Total:	468,700

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	RED
View / Desir:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

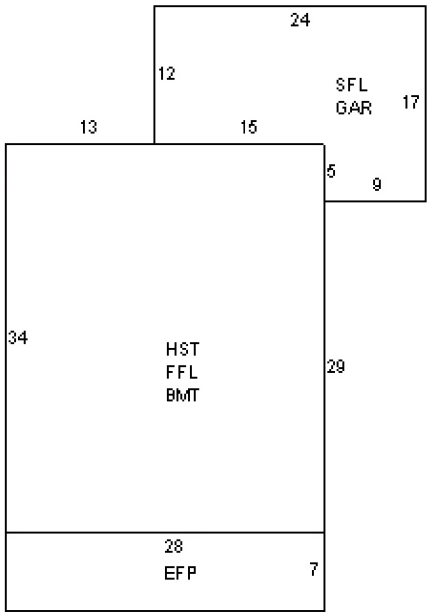
OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

OF=SINK IN BSMT.

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.24625206
Const Adj.:	0.98990101
Adj $ / SQ:	160.377
Other Features:	110618
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	549632
Depreciation:	25283
Depreciated Total:	524349

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	194.06
Special Features:	0	Val/Su Net:	161.72
Final Total:	524300	Val/Su SzAd	297.73

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	952	48.110	45,804
FFL	First Floor	952	160.380	152,679
HST	Half Story	476	160.380	76,339
GAR	Garage	333	22.280	7,419
SFL	Second Floor	333	160.380	53,405
EFP	Enclos Porch	196	40.700	7,977

Net Sketched Area:	3,242			Total:	343,623
Size Ad	1761	Gross Are	3718	FinArea	1761

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 156.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	2016	0.00	T	2.4	101						
19	Patio	D	Y	1	15X24	A	AV	2016	3.29	T	5	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:	Total: 1,100

IMAGE

AssessPro Patriot Properties, Inc